



---

**REGULAR MEETING**

**MINUTES**

---

WELCOME AND CALL TO ORDER *by Mayor Sell at 7:06pm*

AGENDA APPROVAL *Amend to add executive session for real estate & to take off Line Item #5; Z-21-15 Rezoning for Whitworth Realty Advisors.*

MINUTE APPROVAL:

November 15, 2021 Public Hearing, Work Session & Regular Minutes

December 13, 2021 Special Called Meeting Minutes

*Motion to approve minutes with no changes by Ledbetter, Second by Carswell and all in favor.*

NEW BUSINESS

1. **Z-21-11 Rezoning** Winpeacock, LLC, by Sri Kumar, property owner and applicant, seeks to rezone from to C-2 (General Commercial/Highway Oriented) District to PUD (Planned Unit Development) 11.549 acres (Map/Parcel 120/010A) fronting on the south side of Industrial Boulevard, the west side of SR 53, and the east side of White Street. Proposed use: Mixed-use development including 275 residential units and 56,200 square feet of commercial building space. *[Planning staff recommendation: approval conditional]*

*Motion to approve with 15 conditions by Astin, Seconded by Ledbetter and in favor*

2. **Z-21-12 Rezoning** Buckel Design Group, LLC, by David Buckel, applicant, Hog Mountain Properties, LLC, property owner, seeks to rezone 0.932 acre (part of Map/Parcel H01/054) fronting on the east side of Peachtree Road from R-1 (Single Family Low Density Residential) District to PUD (Planned Unit Development) District. Proposed use: Commercial driveway access and project monument sign for shopping center to be developed within (added to) the Twin Lakes Planned Unit Development fronting on SR 53 approved via application Z-18-05. *[Planning staff recommendation: approval conditional]*

*Motion to approve with 7 conditions by Ledbetter, seconded by Carswell and all in favor.*

3. **Z-21-13 Annexation and Rezoning** Pirkle Farms Development LLC, by Shane Lanham, Mahaffey Pickens and Tucker, LLP, applicant, Estate of Joshua Franklin Pirkle, Jr. and Steven Pirkle, property owners, seek to rezone the incorporated portion of Map/Parcel 120/003 from (Agricultural) District to PUD (Planned Unit Development) District and, as a part of the same application, has filed to annex and zone to PUD (Planned Unit Development) that unincorporated portion of Map/Parcel 120/003, part of Map/Parcel 120/001, and part of Map/Parcel 120/001D, said PUD zoning district proposed to constitute 180.82 acres fronting on the south side of Josh Pirkle Road. Existing zoning in unincorporated Jackson County is A2 (Agricultural Rural Farm District) Proposed use: 175 townhomes and 363 detached single-family homes. Development of Regional Impact #3512. *[Planning staff recommendation: approval conditional]*

*Motion to approve with 21 conditions by Carswell, seconded by Lawson. Opposed by Ledbetter, second by Astin. Tiebreaker in favor of, by Sell.*

4. **Z-21-14 Annexation and Rezoning** Pirkle Farms Development LLC, by Shane Lanham, Mahaffey Pickens and Tucker, LLP, applicant, Estate of Joshua Franklin Pirkle, Jr. and Steven Pirkle, property owners, has filed a complete application to annex and zone to M-1 (Light Industrial) District 219.294 acres (part of Map/Parcel 120/001, part of Map/Parcel 120/001D, Map/Parcel 120/001A and Map/Parcel 120 001B) fronting on the west side of Josh Pirkle Road and the Mulberry River. Existing zoning in unincorporated Jackson County is A2 (Agricultural Rural Farm District). Proposed use: 1,363,760 square feet of light industrial building space. Development of Regional Impact # 3512. *[Planning staff recommendation: approval conditional]*

*Motion to approve with 20 conditions by Lawson, seconded by Carswell. Opposed by Ledbetter, second by Astin. Tiebreaker in favor of, by Sell.*

- ~~5. **Z-21-15 Rezoning** Whitworth Realty Advisors, by Kenneth Whitworth, applicant, Mason Capital, LLC, property owner, seeks to rezone from M-1 (Light Industrial District) to MFR (Multiple Family Residential District) part of 22.13 acres (that part of Map/Parcel 119-004S1 within the city limits of Hoschton) fronting on the north side of Josh Pirkle Road west of Panther Court. Proposed use: 123 fee simple townhomes. *[Planning staff recommendation: conduct public hearing; postpone]*~~

6. Twin Lakes: Request to approve Phase 3C Final Plat

*Motion to approve by Ledbetter, Seconded by Astin and all in favor.*

7. **Ordinance #21-14:** To impose license fees on insurers conducting business in the City of Hoschton.

*Motion to approve by Astin, Seconded by Lawson and all in favor.*

8. Approval to Outsource Water Bills from Billing Document Specialist (BDS)

*Motion to approve by Astin, seconded by Ledbetter and all in favor.*

9. **Resolution #21-20:** Consideration of the 2022 Budget

*Motion to approve by Ledbetter, Seconded by Astin and all in favor.*

10. **Resolution #21-21:** Consideration of updating the Personnel Policy

*Motion to approve by Carswell, Seconded by Astin and all in favor*

11. Ratify Verbal Council Approval to pay off GEFA Loans:

- CW2016024           \$ 283,298.41
  - DW2018002         \$ 393,197.47
  - 2013L27WQ         \$1,608,070.33
- TOTAL PAYOFF: \$2,284,566.21

*Motion to approve by Astin, Seconded by Lawson and all in favor*

Executive Session for Real Estate

*Motion to go into executive session for real estate by Ledbetter, seconded by Carswell and all in favor.*

*Motion to go out of executive session for real estate by Carswell, seconded by Astin and all in favor.*

ADJOURN

*Motion to adjourn at 7:39pm by Astin, seconded by Lawson and all in favor.*